



30 Williamstone Court

NORTH BERWICK, EH39 4RQ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Boasting stylish modern finishes, generous and versatile living space, an enclosed rear garden and off-street parking, this three-bedroom detached home in North Berwick offers comfortable family living in this sought-after coastal town.

From the driveway, which borders a neat lawn, the front door opens into a welcoming hallway. To the right, the inviting south-west-facing sitting room flows seamlessly into the adjoining dining room, currently used as a home office. This, in turn, leads into the conservatory, creating a wonderfully flexible space for entertaining, relaxing and everyday family life.

Returning to the hallway, the contemporary breakfasting kitchen features dark navy wall and floor cabinetry, sleek white worktops and integrated gas hob, oven and extractor hood. An adjoining utility room mirrors the same high-quality finish and provides direct access to the garden. A guest WC completes the ground floor accommodation.





Upstairs, the light and airy south-west-facing principal bedroom benefits from built-in mirrored wardrobes and a sleek en-suite shower room. Two further well-presented double bedrooms, each with built-in wardrobes, are served by a modern family bathroom, complete with a hidden-cistern WC and a washbasin built into vanity.

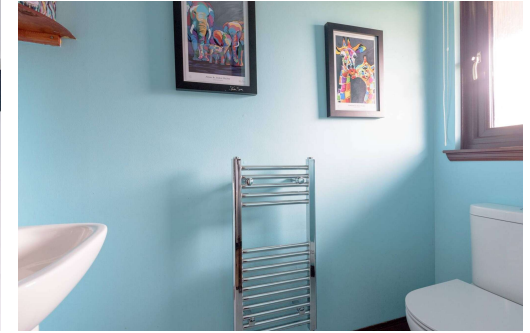
Externally, the enclosed rear garden combines a mature lawn with established shrubs and a patio, providing an attractive and private space for outdoor enjoyment. A driveway and garage allow for off-street parking.

Additional Information: Factored by Greenbelt Group
-Approx. £265.00 per annum.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, integrated oven, hob and extractor fan will be included in the sale.





PROPERTY FEATURES

- ❑ Three-bedroom detached home
- ❑ South-west-facing sitting room
- ❑ Dining room, leading from sitting room
- ❑ Conservatory
- ❑ Kitchen and utility with garden access
- ❑ Three double bedrooms, one with en-suite
- ❑ Family bathroom and guest WC
- ❑ Enclosed rear garden
- ❑ Driveway and garage
- ❑ Gas central heating
- ❑ Double glazing
- ❑ EPC - C
- ❑ Council tax band - F
- ❑ Annual Service Charge - Approx. £265 per annum

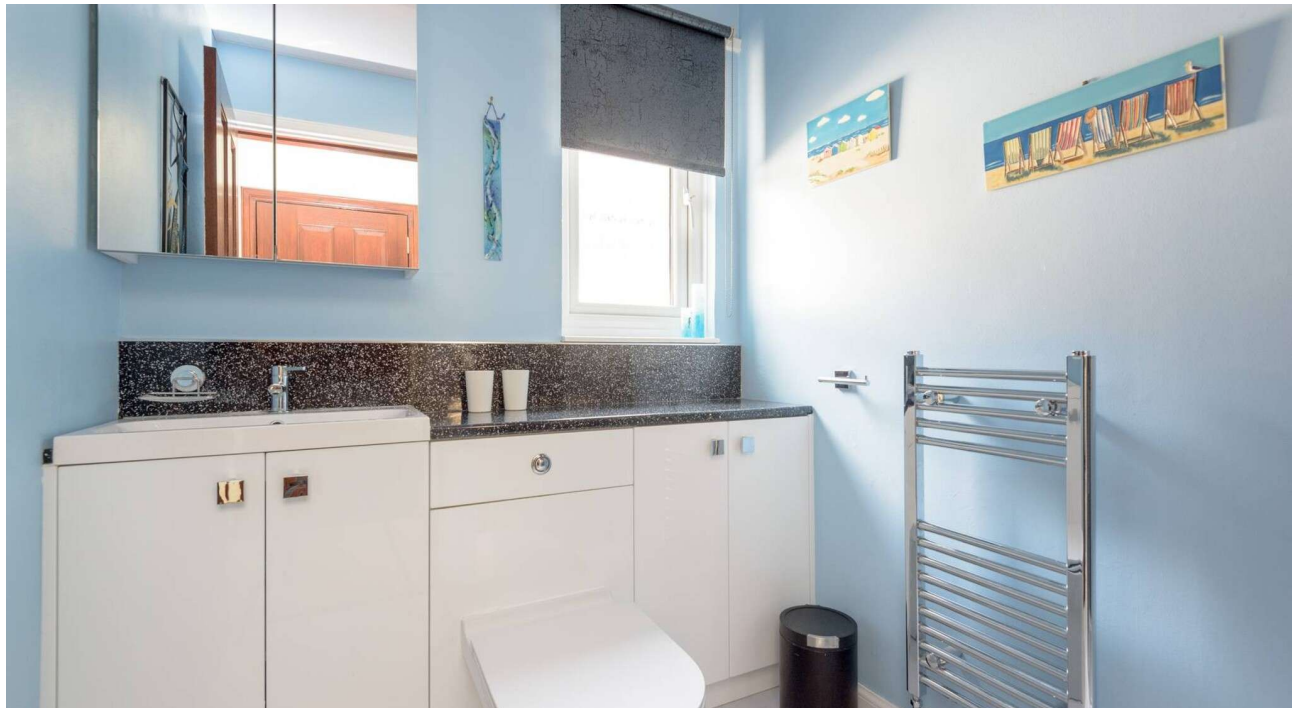
NORTH BERWICK

Consistently voted as the best place to live in the UK, North Berwick is a picturesque and highly sought-after East Lothian coastal town, just twenty-five miles from Edinburgh. Renowned for its breathtaking beaches, world-class golf courses, and stunning scenery, it offers a desirable lifestyle.

The vibrant high street features an excellent selection of local shops including a Co-op, post office, chemist, artisan Bostock bakery, and award-winning butcher. These sit alongside popular restaurants and cafés including The Herringbone and Steampunk. On the edge of town, you will find an Aldi and Tesco.

Fantastic leisure amenities include the expansive beach and famous golf course as well as floodlit tennis courts, rugby and football pitches, putting greens, and a popular sports centre with a state-of-the-art gym, fitness classes, and a swimming pool. The Marine Hotel is home to a luxurious health club and spa as well as fine dining choices. Each year, the celebrated Fringe by the Sea Festival draws in world-famous acts across music, literature, and the arts.

Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh. Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.





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Let's Talk

01620 497 497

property@parissteele.com

Property
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Williamstone Court,
North Berwick,
East Lothian, EH39 4RQ



Approx. Gross Internal Area
1208 Sq Ft - 112.22 Sq M
Garage
Approx. Gross Internal Area
167 Sq Ft - 15.51 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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